



OFFICE OF THE
BOARD OF SELECTMEN
TOWN OF MAYNARD

MUNICIPAL BUILDING
195 MAIN STREET

MAYNARD, MASSACHUSETTS 01754

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Selectmen's Meeting Minutes

Tuesday, March 18, 2014

Room 201, Town Hall

Time: 7:00 pm

Present: Chair, Brendon Chetwynd, Selectman David Gavin, Selectman William Cranshaw, Selectman Dawn Capello, Town Administrator Kevin Sweet, Assistant Andrew Scribner-MacLean and Admin. Assistant Becky Mosca.

(This public meeting was recorded).

Pledge of Allegiance

Public Comments – Vic. Tomy, sorry to hear that the Town Planner was leaving so soon. Question, is the development agreement done with MacDonald. Conservation Commission.

Minutes of March 4, 2014, tabled per Sel. Cranshaw

List of Correspondences (mail to the Selectmen's Office for March 18, 2014).

- Fire Department monthly report Feb 2014
- Treasurer/Collector monthly report Feb 2014
- Facilities Depart. monthly report Feb 2014
- Police Depart. monthly report Feb 2014
- DPW monthly report Feb 2014
- Town Clerk monthly report Feb 2014
- Notice, Board of Assessors meeting 3/11/14
- Memorandum, Cranshaw, dated 3/11/14, Tax Bill Inserts
- List of Assabet Valley Chamber Events,

- Notice, Planning Board meeting 3/11/14, 3/25/14
- Notice, 129 Parker Street Ad-Hoc Committee 3/12/14
- Notice, Citizens Corp/Medical Reserve Corps meeting 3/13/14
- Notice, Revitalize Maynard Collaborative meeting 3/12/14
- Notice, Xfinity, Hispanic Channel Information, dated 3/4/14
- Town Planner Resignation, Eric Smith, effective March 28, 2014
- Notice, TA. K. Sweet Vacation FY 2014
- Notice, Conservation Commission meeting 3/18/14

A motion was made by Selectman Gavin to approve the list of correspondences as shown. Second by Selectman Capello. Vote 4-0. Motion approved.

Consent

- **Appointment, Board of Registrars, Chuck Shea**
- **Permit, Maynard Baseball Charitable Corp. for Crowe Park, copy of letter sent to all abutters. April thru August 2014 Season**
- **Request for Crowe Park, Maynard High School, Kevin Caruso. March thru June 2014**

The permit for Maynard Baseball Charitable Corp. and Maynard High School permits both pulled from the consent. The Board had requested a letter be sent to all abutters and to see if any neighbors had issues with the baseball play at Crowe Park.

A motion was made by Selectman Gavin to approve the consent item as amended. Second by Selectman Capello. Vote 4-0. Motion approved.

Comments: Mr. Karpeichik agreed, at this time the new netting has helped with the balls not be hit over at their homes but it did happen once last year.

A motion was made by Selectman Capello to approve the Maynard Baseball Charitable Corp. permit for Crowe Park from April thru August. Second by Selectman Gavin. Vote 4-0. Motion approved.

A motion was made by Selectman Capello to approve the Maynard High School permit for Crowe Park from April thru August. Second by Selectman Gavin. Vote 4-0. Motion approved.

7:15 pm Charter Review Public Hearing

LEGAL NOTICE

Notice is hereby given that the Maynard Board of Selectmen and Town Charter Review Committee will be holding a Public Hearing on Tuesday March 18, 2014 at 7:15 p.m. in Room 201 of the Maynard Town Building on the proposed changes to the Maynard Town Charter. A copy of the Town of Maynard Charter Revision filed with the Town Clerk's Office.

Charter Revision Committee

Handout of all changes to the Charter available with Town Clerk.

Chair read all changes to charter,
Commends from the following:

C. Keenan,

Sel. Cranshaw

Sel. Gavin

Elizabeth Milligan Steiner

Charter Review Committee, took notes of all comments and will review again before they submit as warrant item.

A motion was made by Selectman Capello to close the public hearing for the Charter Revision Committee. Second by Selectman Gavin. Vote 4-0. Motion approved.

129 Parker Street Ad-Hoc

Chair K. Esterbrooks: Comments, The range of 150 – 250 residential units.

Recommendations, the right number? Don't know, Doesn't mean that will be the number – site backs – buffers – site plan review from 2009 – shows listed and planned out. Most likely, this information will be laid out in the development Agreement.

Housing issue – location Building D. South side Dettling only a few housing units down in that area. That will be in planning boards hands. Development needs to move forward without concept plan - uses plan – maximum building list?

Traffic study

Planning Board

Conservation Committee

School woods and wild life area in back.

Town well

Wet lands

Some issue prior to this date are now off the table, it's a smaller scale plan.

Capital Group has worked with our Ad-hoc group right along at each of our meetings.

Note they are looking at other options. Proposal is pretty good at this point in time.

This committee met 12 times.

Comments from BOS.

B Chetwynd respects this Group and Thanked them for all the work they did to get to this point. Next steps:

DC: Development, no plan before us. Without Planner – no time table Concern with timetables – May ? June ? no range

DG: Protect Town, Request Town to hire Attorney – recommendation thinks this Board should hire legal counsel now. Town needs knowledge now. Negative or positive or other options – be proactive.

B. Cranshaw: What if the developer changes the layout of residential to another site on property? What is the current feedback on PK-2. TA, since last the building had a flooding issue in the building, Facilities, Fire Chief, Fire Safety, water is now turned off, no gas, no electricity, safety was an issue. But no longer. So PK-2 is not in good enough condition to keep. PK-2 is off the table.

Other comments made:

Still unknown number of units, plan, questions, revenue, project, scale, impact.

Special Permit, World Tai Chi Day

A motion was made by Selectman Capello to approve the special permit for Memorial Park on Saturday, April 26, 2014 from 4:00 to 6:00 pm Second by Selectman Gavin. Vote 4-0. Motion approved.

Request: Sidewalk temporary structure, 10-20 Main Street

A motion was made by Selectman Capello to approve the special permit for 10~20 Main Street, to James MacDonald for staging and scaffolding around sidewalk, blocked public way at 10-20 Main Street sidewalk may only be blocked at the discretion of the Building Commissioner and police details are required on site at those times. April thru October 2014. Second by Selectman Gavin. Vote 4-0. Motion approved.

Junk Dealer's License, Mike's Place 17 Euclid Avenue.

A motion was made by Selectman Capello to approve the Junk Dealer's license for Mike's Place at 17 Euclid Avenue (No access, deliveries, or parking related to the business allowed on Euclid). Second by Selectman Gavin. Vote 4-0. Motion approved.

Fire Chief Request to present facilities & Capital needs

Chief Stowers had a handout for the Selectmen.

Maynard Fire Department Fire Department needs report, 2014

Discussion, BOS Capital Priorities

Free Cash Allocation Recommendations

TA, Kevin Sweet:

- OPEB TRUST: \$100,000.00
- FY14 SNOW & ICE DEFICIT: \$380,000.00 (approx.)
- Capital Planning FY15 General Fund Priorities: \$487,000.00 = Fire Pumper (Engine 2) and \$80,000.00 Street Light LED upgrades
- Capital Stabilization: \$600,000.00
- \$126,596.00 Balance 7/1/13 Free Cash

Comments from BOS:

DG, Offered reason for keeping the \$17,500.00 allocation in this year's free cash distributions. The town needs to move forward on accepting the large number of street that are currently unaccepted. We are missing potential Chapter 90 funds by not accepting them yet we are caring for the streets.

DC, in this year of short money does not think the \$17,500.00 best use for the Acceptance and Eminent Domain Taking of Roadways Project. Other Board members agreed because this is not enough to make a dent in the roads that need to be acceptance.

BC: No money added for Golf Course? TA, yes but money should be from CPA, What about the school, they need some funding for sped or something. Does it make since for us to give them some free cash? TA,
Chair minus the roadways BC but we need to hear from the schools.
DG need to put aside some for other
DC we can keep putting it off, so far so good
BC we have not seen the whole picture
Chair

Enterprise Funds:

TA, recommendations:

- Rockland Ave – Water Filter Media Replacement: \$300,000.00
- I & I Analysis: \$85,000.00 (part of the 5-year plan) DEP requirement.

TA

Comment from BOS, BC, just in general projects on the warrant, Yes TA, item for Water Sewer, Steel building house for supplies needs.

FY15 Operating Budget & Enterprise Funds

TA, Kevin Sweet, changes move to the budget to show the changes from the house changes. No change in Chapter 70

DC gave update from the schools, they have freed up around \$100,000.00. There still working the numbers

BC, Dispatch costs

TA, Dispatch fully built out, once we are full this should free up overtime costs.

Improve efficiencies in our public safety.

DC, move forward and keep looking for efficiencies

Town Planner position

TA, Kevin Sweet, revisiting job description, is it ok to repost this position.

BOS agreed to post this position. TA said he is removing some of the secretary pieces out of the job description.

Draft ATM/STM Articles

TA, Kevin Sweet, said this is the list of draft articles/control we have to date.

Cranshaw, 129 Parker Street we need to talk about this for the next steps. BOS should talk with Planning Board for next steps and process. BOS agreed.

129 Parker Street, BOS discussion regarding next steps with this property.

Request to have a Joint meeting with Planning Board. Schedule for next BOS meeting. 1-hour.

BOS wants legal opinion regarding the statement in a letter received from Capital Group Properties, dated March 6, 2014.

A motion was made by Selectman Capello to authorize the TA, Kevin Sweet to ask legal opinion regarding a letter dated March 6, 2014 from Capital Group Properties, and (Attached is a revised copy of site eligibility acceptance package that is being filed with regard to the above referenced affordable housing project. Due to Mass Housing's size restriction on 40B projects, which is based on the Town's number of year round residential units, we have reduced the size of the project to 200 units. All 200 units will be rental apartments. 50 of the units will be affordable, mixed among the different types, consistent with M.G.L. Ch.40B. There will be a newly created common access/egress drive from Parker Street, which will also eventually serve future commercial developments on the remainder of the site, as well as a future "by-right" 100-unit rental apartment project. Question does Maynard's NBOD allow this extra 100 units to be built later?

Second by Selectman Cranshaw. Vote 4-0. Motion approved.

A motion to adjourn the meeting was made by Selectman Capello. Second by Selectman Gavin. Vote 4-0. Motion approved.

Time: 12: 00 Midnight

Approved: Vote by 3/0/1 on April 1, 2014

Date: 4/1/14

Selectman, David Gavin, Clerk

Initials: BJM